PT GOVT LOT 3 OF SEC 6-2N-27E
IN OR 2186/1378
{R673445}

STEWART REBECCA & SAMUEL E III
85639 JOANN RD
YULEE, FL 32097

2026

06-2N-27-0000-0005-0160

BUILDING CHARACTERISTICS

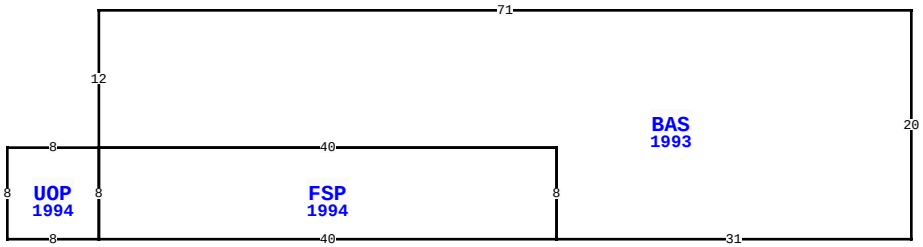
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100	1993	1,100	34,221
FSP	320	60	1994	192	5,973
UOP	64	25	1994	16	498
TOTALS	1,484			1,308	40,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,308	122.0000	103.70	135,640	1973	1978	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 1100 HX Base Yr



76111 BRIARWOOD AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	1242	WD DECK A	0	0	0	0	310.00	SF	10.00	10.00	100	1980	1980	3	20	620	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	40,692
TOTAL MARKET OB/XF VALUE	620
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	131,312
SOH/AGL Deduction	52,065
ASSESSED VALUE	79,247
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,247
TOTAL JUST VALUE	131,312
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	123,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-0663	H/AC	2,960	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2186/1378	3/27/2018	QC	U	I	11	100
GRANTOR: STEWART REBECCA						
GRANTEE: STEWART REBECCA & S						
0705/0265	5/23/1994	WD	U	I	07	100
GRANTOR: BROOKINS JAMES T & MA						
GRANTEE: STEWART REBECCA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W71 S12 UOP=[YR=1994] W8 S8 E8 FSP=[YR=1994] E40 N8 W40 S8$ N8$ E40 S8 E31 N20$.

LAND DESCRIPTION

TOTAL OB/XF 620

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 12/06/2023 BY DC Total Acres: 1.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS